

LAS VEGAS
CITY COUNCIL

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CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

April 26, 2016

Mr. Pejman Bady
2113 Investors, LLC
11115 Kilkerran Court
Las Vegas, Nevada 89141

**RE: EOT-64056 - ADMINISTRATIVE - EXTENSION OF TIME - SPECIAL USE
PERMIT
ADMINISTRATIVE CYCLE - APRIL 2016**

Dear Mr. Bady:

Your request for an Extension of Time of an approved Minor Amendment (SUP-62794) of an approved Special Use Permit (SUP-55264) FOR A PROPOSED 640 SQUARE-FOOT EXPANSION TO A PREVIOUSLY APPROVED 2,800 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 1324 South 3rd Street (APN 162-03-110-137), Ward 3 (Coffin), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. This approval is a minor amendment to, and shall run concurrently with, Special Use Permit (SUP-55264). No further action is needed, as it is extended, exercised or expired with SUP-55264.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-55264) and all other site related actions as required by the Department of Planning and Department of Public Works.

This action by the Department of Planning staff on April 26, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor

SG:clb

cc: Mr. Pejman Bady
Clark NMSD, LLC
PO Box 6255
Pahrump, Nevada 89041

Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE DATE: APRIL 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CLARK NMSD, LLC DBA NUVEDA - OWNER:
2113 INVESTORS, LLC**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-64056	Staff APPROVES, subject to conditions:	

**** CONDITIONS ******EOT-64056 CONDITIONS****Planning**

1. This approval is a minor amendment to, and shall run concurrently with, Special Use Permit (SUP-55264). No further action is needed, as it is extended, exercised or expired with SUP-55264.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-55264) and all other site related actions as required by the Department of Planning and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Minor Amendment of a Special Use Permit (SUP-55264) for a Medical Marijuana Dispensary at 1324 South 3rd Street. Specifically, the Minor Amendment was to expand the use by 640 square feet for a total of 3,440 square feet. Building permits have been issued for construction of the building. The shell of the building has been constructed, and work is underway on the facades. The business license is currently in review. The Medical Marijuana Dispensary remains compatible with uses on adjacent parcels. Staff therefore approves the requested extension, subject to conditions.

ISSUES

- The applicant is requesting to extend the time on approval of a Minor Amendment (SUP-62974) of a Special Use Permit, which was administratively approved by staff on 02/01/16. The expiration of this approval will be aligned with that of the original Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/03/75	The City Council approved Rezoning (Z-0050-75) to reclassify the property generally located on the west side of 4 th Street between Colorado Street and Imperial Street from R-4 (High Density Residential) to C-2 (General Commercial). The Planning Commission and staff recommended approval.
08/26/14	The Downtown Design Review Committee approved the building elevations for a proposed Medical Marijuana Dispensary (SUP-55264) at 1324 South 3 rd Street. Staff recommended approval.
10/29/14	The City Council approved requests for a Special Use Permit (SUP-55264) for a 2,800 square-foot Medical Marijuana Dispensary at 1324 South 3 rd Street. The Planning Commission and staff recommended approval. Site Development Plan Review (SDR-55265) for a 2,800 square-foot Medical Marijuana Dispensary with a Waiver of the Downtown Centennial Plan Development Standards to allow a building to have a zero percent alignment along the front property line where 70 percent is required on 0.33 acres at 1324 South 3 rd Street. The Planning Commission and staff recommended approval.
10/19/15	A Code Enforcement case (#160403) was opened for refuse and waste in alleyway from a demolished building at 1324 S. 3 rd Street. The case was resolved by Code Enforcement on 02/23/16.

Staff Report Page Two
May 18, 2016 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/19/16	The Downtown Design Review Committee (ARC-62816) approved a Major Amendment of an approved Building and Sign Elevation Review (SUP-55264) for changes to exterior elevations only in association with a proposed 3,440 square-foot Medical Marijuana Dispensary at 1324 South 3 rd Street. Staff recommended approval.
02/01/16	Department of Planning staff administratively approved a Minor Amendment (SUP-62974) of an approved Special Use Permit (SUP-55264) for a 640 square-foot expansion of an approved 2,800 square-foot Medical Marijuana Dispensary at 1324 South 3rd Street.
	Department of Planning staff administratively approved a Minor Site Development Plan Review (SDR-62795) for a proposed 3,440 square-foot Medical Marijuana Dispensary on 0.33 acres at 1324 South 3rd Street. The previous Site Development Plan Review approval (SDR-55265) for a 2,800 square-foot dispensary on this site was expunged. SDR-62795 shall expire 02/01/18 unless exercised or another extension is approved.

<i>Most Recent Change of Ownership</i>	
02/27/15	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/09/15	A building permit (#298915) for interior demolition was issued for 1324 S. 3 rd Street. This was later revised to a complete building demolition. A final inspection has not been completed.
11/17/15	A building permit (297599) was issued for a new commercial building at 1324 South 3rd Street. This was changed to a commercial buildout on 02/08/16. A final inspection has not been completed.
02/08/16	A building permit (298761) was issued for onsite improvements at 1324 South 3rd Street. A final inspection has not been completed.
04/18/16	Department of Planning staff accepted the applicant's application for a business license (M64-00013) for a medical marijuana dispensary at 1324 South 3rd Street. The license application is currently in review.

<i>Pre-Application Meeting</i>
A pre-application meeting is not required, nor was one held.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

Staff Report Page Three
May 18, 2016 - City Council Meeting

Field Check	
04/18/16	The site contains a commercial building and parking lot under construction. Streetscape improvements are complete.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	Existing Land Use Per Title 19.12	Planned Land Use Designation	Existing Zoning District
Subject Property	Approved Medical Marijuana Dispensary	MXU (Mixed Use)	C-2 (General Commercial)
North	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
South	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
East	General Retail Store	C (Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)

Master Plan Areas	Compliance
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	Compliance
Downtown Centennial Plan Overlay District (Downtown South)	Y
A-O (Airport Overlay) District (200 Feet)	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
3rd Street	Secondary Collector	Master Plan of Streets and Highways Map	80	Y

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Medical Marijuana Dispensary	3,340 SF	1:175 SF	20				
TOTAL SPACES REQUIRED			20		22	Y	
Regular and Handicap Spaces Required			19		1	21	1
Loading Spaces			1		1		Y*

*Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

In 2014, the City Council approved a Special Use Permit (SUP-55264) and Site Development Plan Review (SDR-55265) to convert two multi-family buildings into a 2,800 square-foot building, parking lot and Medical Marijuana Dispensary. One building was removed and the other was damaged by severe weather, delaying completion of the project. The new building was then proposed to be 3,440 square feet, requiring new entitlements. Currently, the building is under construction and some of the site utilities have been completed.

Approval was administratively granted for the amendment of the original Special Use Permit for an additional two years until 02/01/18. However, this extension will be modified to align with the original Special Use Permit (SUP-55264) expiration, which would be 10/29/17 if approved by the City Council.

FINDINGS (EOT-64056)

No changes have been made apart from the previously approved amendments to the Special use Permit, and conditions in the area have not changed that would affect the compatibility of the Medical Marijuana Dispensary use at this location. Staff therefore approves the requested Extension of Time with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

APPROVALS

0

PROTESTS

0

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

EOT Application

Le

Report Date 04/06/2016 09:45 AM

Submitted By

Page 1

A/P # 64056 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/31/2016 09:45	983028	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-64056 - EXTENSION OF TIME - SPECIAL USE PERMIT - ^{ADMIN.} APPLICANT: CLARK NMSD, LLC DBA NUVEDA - OWNER: 2113 INVESTORS, LLC - For possible action on a request for an Extension of Time of an approved Minor Amendment (SUP-62794) of an approved Special Use Permit (SUP-55264) FOR A PROPOSED 640 SQUARE-FOOT EXPANSION TO A PREVIOUSLY APPROVED 2,800 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 1324 South 3rd Street (APN 162-03-110-137), Ward 3 (Coffin).

Parent A/P #	62794	Project/Phase Name	NUVEDA DISPENSARY EXPANSION	Phase #	
Project #	64056	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information

Parcel 16203110137

Location

Owner/Tenant

Contact ID	AC3024454	Name	2113 INVESTORS L L C	Organization	
Mailing Address	11115 KILKERRAN CT			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89141			Evening Phone	
Day Phone	(310)753-5770 x			Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1324 S 3RD ST
LAS VEGAS, 89104-1320 S 3RD ST
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

City of Las Vegas495 S Main St
Las Vegas, NV 89101**EOT Application****Report Date** 04/06/2016 09:45 AM**Submitted By**

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16203110137

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC3024454 ☐ Foreign
Effective		Expire			

Name 2113 INVESTORS L L C**Day Phone** (310)753-5770 x**Pager****Fax****E-Mail****Address** 11115 KILKERRAN CT
LAS VEGAS, NV 89141**Seasonal Addr****Eve Phone****PIN #****Mobile****Organization****Position****Profession****Valid From** **To****Comments** No Comments

CONTACT ADDITIONAL

WORKCARD: Work Card # 0

Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

Primary	N	Capacity	APPL	Contact ID	AC3143017 ☐ Foreign
Effective		Expire			

Name CLARK NMSD, LLC**Day Phone** (702)416-3892 x**Pager****Fax****E-Mail****Address** P.O BOX 6255
PAHRUMP, NV 89041**Seasonal Addr****Eve Phone****PIN #****Mobile****Organization****Position****Profession****Valid From** **To****Comments** Pejman Bady

City of Las Vegas495 S Main St
Las Vegas, NV 89101**EOT Application****Report Date** 04/06/2016 09:45 AM**Submitted By**

Page 3

CONTACT ADDITIONAL**WORKCARD: Work Card #** 0
Expiratation Date**CONTACT REQUIREMENTS****License #** **Percent Owned** **Waiver** **Health Card** **Director Letter** **Original Transcripts**
Orientation Attended

There are no items in this list

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC1160303	☐	Foreign
Effective		Expire							
Name	GC GARCIA, INC								
Day Phone	(702)435-9909 x		Eve Phone						
Pager			PIN #	Organization					
Fax	(702)435-0457		Mobile	Position					
E-Mail									
Address	1055 WHITNEY MESA DRIVE SUITE 210								
	HENDERSON, NV 89014								
Seasonal Addr									
Valid From		To							
Comments	George Garcia								

CONTACT ADDITIONAL**WORKCARD: Work Card #** 0
Expiratation Date**CONTACT REQUIREMENTS****License #** **Percent Owned** **Waiver** **Health Card** **Director Letter** **Original Transcripts**
Orientation Attended

There are no items in this list

Report Date 04/06/2016 09:45 AM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	03/31/2016 09:53	300.00
Total Unpaid		0.00	Total Paid 300.00

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By MREX Modified Date/Time 03/31/2016 09:36
Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justificaton Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

EXTENSION OF TIME

N Will this go to the City Council?

N Will this go DIRECTLY to City Council?

Hearing Type

Public, Non-Public or Admin? ADMIN

Parent Application Type SUP

Parent Project # 62794

Is this an Alcohol related Case? N

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
05/18/2016	CC	SCHEDULED				
MREX	03/31/2016	CBURNEY	04/04/2016	0	0	0

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

EOT Application

Report Date 04/06/2016 09:45 AM

Submitted By

Page 5

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	 Modified Date	YES Votes	NO Votes	ABSTENTIONS
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Template Type	A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT# \$600.00 ch#2081 nuveda 702-416-3892 pejman bady	988430	03/31/2016 09:51		0.00
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**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

February 1, 2016

2113 Investors LLC
11115 Kilkerran Court
Las Vegas, Nevada 89141

**RE: SUP-62794 [PRJ-61693] - MINOR REVIEW - SPECIAL USE PERMIT
ADMINISTRATIVE CYCLE - FEBRUARY 2016**

Dear Applicant:

Your request for a Minor Amendment of an approved Special Use Permit (SUP-55264) FOR A PROPOSED 640 SQUARE-FOOT EXPANSION TO A PREVIOUSLY APPROVED 2,800 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 1324 South 3rd Street (APN 162-03-110-137), Ward 3 (Coffin) [PRJ-61693], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-62795) shall be required.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-55264) shall be required, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
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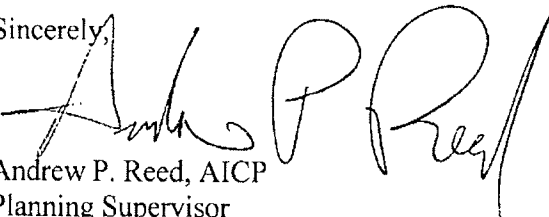
/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

SUP-62794 [PRJ-61693] - Page Two
February 1, 2016

This action by the Department of Planning staff on February 1, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew P. Reed". The signature is stylized with large, flowing loops and a prominent "P".

Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

Mr. Trinity Schlottman
211 Tower Street
Las Vegas, Nevada 89101



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension for SUP- 62794
 Project Address (Location) 1324 (pka 1320) S. 3rd Street
 Project Name 1320 S. 3rd St Dispensary Proposed Use Dispensary
 Assessor's Parcel #(s) 162-03-110-137 Ward # 3
 General Plan: existing C proposed N/A Zoning: existing C-2 proposed N/A
 Commercial Square Footage 3440 sq ft Floor Area Ratio _____
 Gross Acres 0.33+/- Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER 2113 Investors, LLC Contact Pejman Bady
 Address 11115 Kilkerran Ct Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89141
 E-mail Address _____

APPLICANT Clark NMSD, LLC dba NuVeda Contact Pejman Bady
 Address P.O. Box 6255 Phone: (702) 416-3892 Fax: _____
 City Pahrump State NV Zip 89041
 E-mail Address Pbady@me.com

REPRESENTATIVE G.C. Garcia, Inc. Contact George Garcia
 Address 1055 Whitney Ranch Dr., Suite 210 Phone: (702) 435-9909 Fax: (702) 435-0457
 City Henderson State NV Zip 89014
 E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

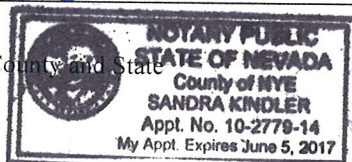
Print Name VANQUE M KENNEDY FOR 2113 INVESTORS LLC

Subscribed and sworn before me

This 30th day of March, 20 16

Sandra Kindler

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # EOT-64056
 Meeting Date: 5/18/16 CC
 Total Fee: 300
 Date Received: * 3/31/16
 Received By: MREX

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

F:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64056** APN: 162-03-110-137

Name of Property Owner: 2113 Investors, LLC

Name of Applicant: Clark NMSD, LLC dba NuVeda

Name of Representative: G.C. Garcia, Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

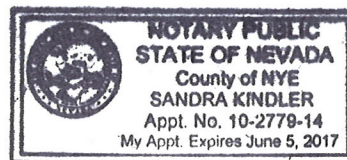
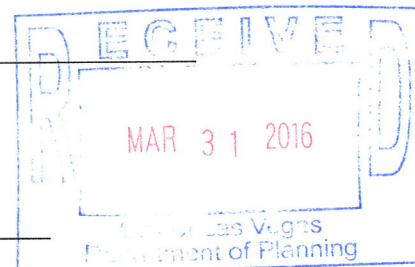
Print Name: _____

Wendy M. Korman FOR 2113 INVESTORS LLC
MANAGING MEMBER

Subscribed and sworn before me

This 30th day of March, 2016

Sandra Kuch
Notary Public in and for said County and State





March 31, 2016

Tom Perrigo, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: NuVeda Natural Medicinal Solutions – 1320 S. 3rd Street
Request: EOT for a SUP-55264, SUP-62794 and SDR-62795 for Medical
Marijuana Dispensary
APN: 162-03-110-137

Dear Mr. Perrigo:

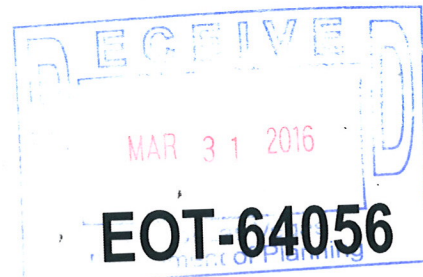
On behalf of our client, Clark NMSD, LLC, d.b.a. NuVeda, please accept this justification letter for an Extension of Time for two Special Use Permits and a Site Development Plan Review for a Medical Marijuana Dispensary. This application is for a location on a 0.33 +/- net acre parcel located near the northwest corner of S. 3rd and E. Imperial.

The request is for a two year Extension of Time for SUP-55264, SUP-62794 and SDR-62795 to allow for a Medical Marijuana Dispensary. The EOT will be subject to any conditions of approval. The reason an Extension of Time is needed is because as the project was moving forward the building collapsed. This created a delay in opening the dispensary. The collapse caused the approved plans to be obsolete (as the building was being modified) and new plans created, and go through the building approval process in order to move forward with the process. The building plans have been approved. The building construction is underway. The walls are going up and some utilities are in.

The project received an administrative two year Extension of Time on a SUP-62794 and SDR-62795 on February 1, 2016. The additional SUP was needed to expand the previously approved SUP (SUP-55264).

The site is planned and zoned for commercial: planned with a Land Use classification of Mixed Use & zoning district designation of C-2 (General Commercial District). It is within Downtown planning area of the City.

The Extension of Time is appropriate as this project still meets the purpose and intent of the City Council, as found in the Section 19.00.030 of the Development Code as wells meeting and supporting the City's General Plan, policies and regulations.



A Planning & Development Services Corporation

1055 Whitney Ranch, Suite 210, Henderson, Nevada 89014-3205

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

Specifically, it preserves and enhances the qualities and advantage that exist in the City by creating a new Medical Marijuana Dispensary business supported by State legislation and City codes to help provide a needed medical product and service to the community. The new business will help with re-investment into an old neighborhood and property. Its rejuvenation will enhance the existing site in property value, appearance and function. It will be compatible and consistent and enable synergy with the revitalization of the area.

The Extension of Time will allow for the proposed project that will provide on-site parking, which this site currently lacks. Additionally, there will be improvement on the site with a new building, additional landscaping, security measures and lighting adding value to the surrounding area. The dispensary also fulfills a much needed service by bringing medicine to patients in a convenient and safe facility and will serve the residents and visitors in this area thus creating a safe and healthy City.

It will provide and economic benefit to the City by increased revenues through fees and taxes, and will help to revitalize the downtown area. Additionally, the applicants are longtime residents of the Las Vegas Valley that include medical practitioners who intend to be active and contribute in the downtown and neighborhood's revitalization as well as local charities.

This project also meets the goals and intent of the **Downtown Centennial Plan** for this District. The goal is "to continue to redevelop and contain an eclectic urban mix of business and residences including mixed-use developments within existing buildings and new development". This project takes an existing building and redevelops it, into a modern, aesthetically pleasing building that will enhance the neighborhood.

This project reinforces the goals found in the **Las Vegas 2020 Master Plan** as it provides growth, with the additional tax base it grows the economy; it improves the quality of life by providing medicine to people who desperately need it, improving their quality of life; it re-urbanizes the area by infusing new business into this neighborhood, and it is fiscally responsible, as it meets the requirements for this type of use to have the financial support to keep the business open.

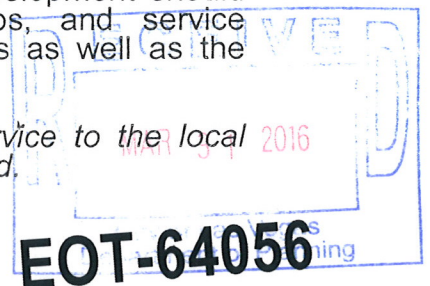
This project falls in the Downtown Reurbanization Area of the Las Vegas 2020 Master Plan. The Goals for this area are as follows:

Goal 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the City of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

Objective 1.3: To recognize the role of gaming, tourism and entertainment as a principal focus of Downtown Las Vegas, while at the same time to expand the role of other commercial, government and cultural activities in the Downtown core.

Policy 1.3.2 That new retail and service commercial development be encouraged within the Downtown to service the emerging housing market. In particular, this development should be weighted towards restaurants, retail shops, and service businesses intended to serve the local residents as well as the tourist market.

This project is a retail shop that provides a service to the local residents as well as tourists with the reciprocal card.



Goal 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

Objective 2.1 To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage.

Policy 2.1.4 The new commercial development be designed in a walkable and non-vehicular friendly manner, providing shelter from sun and wind, with outdoor seating and other amenities and parking areas located away from the street.

This project has been designed with wide sidewalks. The entrance has been changed so that it is oriented towards the street with a wide sidewalk connecting to the 3rd street improvements. Additionally, landscaping has been provided, which will give shade to those utilizing the sidewalk.

Policy 2.4.4 That crime prevention and public safety be that the primary priority for the city's neighborhoods, and that his priority be reflected in design and lighting of public spaces and in neighborhood design, using CPTED principles, providing that this approach does not contradict other important planning and design principles.

This project incorporates CPTED principles as it reorients the front of the building to face the street, providing more "eyes on the street". Additionally, because of the type of use security is required, creating a safer environment for the neighborhood.

Goal 4: The economy of the City of Las Vegas, while continuing to be strongly based on the gaming and tourism industries, will broaden to include other business sectors that can take advantage of the locational, climatic and work for advantages of Las Vegas.

Objective 4.1 to improve the economic resource base within the City by diversify the range of business opportunities.

Policy 4.1.6 That the greater Downtown, including West Las Vegas, be recognized as an area of special emphasis and priority with regard to economic development opportunities.

This project is located in the Downtown and provides an economic benefit to the City. It allows for tourists to use the facility (with a reciprocal card) but does not rely on the tourism industry. The focus is on the neighborhood and those people that need medicine near their places of work and home.

The location of this project meets and exceeds the City **minimum Special Use Permit Requirements** for locating a Medical Marijuana Dispensary. As depicted on the stamped and sealed Separation of Use Map, the location:

- 1) Meets distance requirement from a School in excess of the 1,000 foot required minimum;
- 2) Meets distance requirement from an Individual Care Center for children in excess of the 300 foot required minimum;
- 3) Meets distance requirement from a public Community Recreation facility in excess of the 300 foot required minimum;

EOT-64056 Las Vegas
City of Planning

- 4) Meets the distance requirement from a City Park facility in excess of the 300 foot required minimum;
- 5) Meets the distance requirement from a Church/House of Worship in excess of the 300 foot required minimum;

Additionally, the proposed location will have convenient access from 3rd Street a major collector; transit access is within about a block to the east and two blocks to the west; substantial physical separation and buffering from single family residential is by existing intervening commercial buildings and Las Vegas Boulevard.

The approval of this request would allow for the new building to continue to be constructed for a Medical Marijuana Dispensary with architectural embellishments, parking and additional landscaping. ADA access will be provided as well.

Parking is provided on the same parcel as the building for this use and meets or exceeds the code requirement for a Medical Marijuana Dispensary. There will be no outside storage and no drive through facilities. Old signage will be removed for the new signs that conform to the 30 square feet per frontage provided by the Code.

The hours of operation will be seven days a week from 6:00 a.m. until 10:00 p.m. The facility will be owned, run and managed by a group with two longtime medical practitioners. The dispensary will not sell edibles that emulate snacks attractive and consumed by minors. Security plans are embedded in the physical design as well as the operation of the facility including hiring, training, monitoring and compliance practices in all facets of the business. Additional details on these matters are part of the City and State licensing submittals.

This application will conform to all State Statutory and Regulatory requirements as well as all local Ordinances and Regulations including any City & State conditions of approval.

The location is within with the **Southeast Sector of the City's 2020 Plan** for Land Use and part of the Downtown District. This current request is fully compatible with those plans and designation.

Abutting Land Uses & Compatibility:

The surrounding uses are:

- 1) compatible in density and intensity;
- 2) compatible with existing adjacent land uses;
- 3) adequate facilities to accommodate the uses; &
- 4) conforms to other applicable plans and policies.

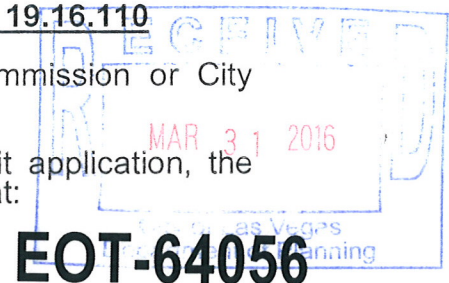
The site has existing approved and built commercial to the north, south, and east and some developed and undeveloped R-4 to the west. The surface road network is fully in place and capable of handling high volumes of traffic and providing transit routes. Any remaining dedications and infrastructure will be completed, if required by the Code or conditions of approval. The requested change as noted will be in conformance with the policies and practices of the City as reflected in prior approvals.

APPROVAL CRITERIA FOR A SPECIAL USE PERMIT LVMC 19.16.110

L. Special Use Permit Determinations-Approval

In order to approve a proposed SUP, the Planning Commission or City Council must determine that:

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:



a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;

The use will allow a well-designed building with ample parking and will be operated in a harmonious manner. It is compatible with the commercial uses in the surrounding area and along the busy commercial corridor of 3rd Street. The hours of operation are will necessary to assure public access to medication seven days a week. The location will provide ample security measure to help improve the neighborhood. The location meets and exceeds all separation requirements (see attached Exhibits – Separation Maps).

The use is done in a manner consistent with the City zoning and General Plan and the specific State and City requirements for a Medical Marijuana Dispensary. The use and design will therefore comply with the SUP conditions of approval and all other State and City Code requirements.

b. The subject site is physically suitable for the type and intensity of land use being proposed;

The existing site is fully developed and suitable for this type and intensity of use. The location is: on the 3rd Street commercial corridor, with no abutting single family residential planned or pending; and in an area that is developed commercial or with multifamily uses. The location of the approved use abuts a major collector road with easy access and visibility. All necessary infrastructures are available; and transit stops are less than a block away. Therefore, the site is designed and suitable for the use with ample parking, major surface streets; and not abutting any single family residential. The use will be done in compliance with City and State requirements.

c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and

The site was previously a four-plex and then later used as offices, which have equal or greater demands and therefore more than sufficient for the intended use. The location on 3rd Street provide sufficient access combined with the RTC transit routes that run on the street with bus stops within a few blocks in either direction. The use will not create any additional demand on the street or highway infrastructure. All necessary off-site infrastructures to serve use are already built, in place and approved or will be completed with the project.

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

The proposed business will not compromise the health, safety and welfare or objectives of the Plan or Ordinances of the State and City. It meets or exceeds the spirit and intent of Medical Marijuana Dispensary requirements of the State and City.

The investment into a vacant existing building will enhance the economic vitality of the area and not visibly impact the residential or

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infrastructure of the City while providing and essential service and will thus serve to protect the health, safety and welfare.

The project, due to the previously approved remodeling of the existing building, and the creation of a new parking lot will require a Site Development Plan approval.

Site Development Plan LVMC 19.16.100

E. Criteria for Review of Site Development Plans

The review of Site Development Plans is intended to ensure that:

1. The proposed development is compatible with adjacent development and the development in the area;

The proposed development is compatible with the adjacent development and the development in the area. With the improvements of the new building the area will be enhanced and will add value to the surrounding area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards and other duly-adopted city plans, policies and standards;

The proposed development brings this old dated facility closer to compliance consistent with the General Plan, this Title and the Design Standards Manual, the Landscape, Wall and Buffer Standards and other duly-adopted city plans, policies and standards.

3. Site access and circulation do not negatively impact the adjacent roadways or neighborhood traffic;

The site access and circulation do not negatively impact the adjacent roadways or neighborhood traffic. 3rd Street is a major collector with ample capacity to handle the traffic of the minor addition. With the approval of this plan, the site access and will circulation improve.

4. Building and landscape materials are appropriate for the area and for the City;

The building and landscape materials are appropriate for this area and for the City. They will be a great improvement over the existing building and provide for a more enhanced street presence with the front door being oriented to the street and the additional building features enhancements.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations, design characteristics and other architectural and aesthetic features are new and an upgrade from the previous building and therefore not unsightly, undesirable or obnoxious in appearance. The proposed elevations create an orderly and aesthetically pleasing environment and are compatible and harmonious with the development in the area. The new building will create a more conducive streetscape by adding an entry facing and the street creating more walkability.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Appropriate measures have been taken to secure and protect the public health, safety and general welfare. The new building relocates the front

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MAR 31 2016

doors and adds windows toward the street and on the north face of the building providing a safer, more open and friendly environment for the patrons of the business and the neighborhood. The applicant has a security consultant to ensure the design and operations of the dispensary will meet or exceed State and City requirements and create environment that is conducive to customers and the neighborhood.

SUMMARY JUSTIFICATION

In summary, we believe the requested Extension of Time on the two Special Use Permits and the Site Development Review will enable an attractive, safe, accessible, compatible and appropriate development that is adequately served by public facilities, services and infrastructure that meets State and City requirements, goal, objectives, policies and intent.

The proposed project will provide much needed convenient access to medication in an attractive, functional and secure design that complies with State and local standards. Additionally, the new building design replaces an old dilapidated set of structures with a fresh design and enhanced landscaping, parking and will inject reinvestment into the neighborhood in a compatible, harmonious and appropriate manner. The proposed dispensary meets and/or exceeds all State and local regulations. It is located, designed and planned to be operated in a manner that at will not detrimentally impact the surrounding area but instead be beneficial.

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,



George Garcia,
President





**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

February 1, 2016

2113 Investors LLC
11115 Kilkerran Court
Las Vegas, Nevada 89141

**RE: SUP-62794 [PRJ-61693] - MINOR REVIEW - SPECIAL USE PERMIT
ADMINISTRATIVE CYCLE - FEBRUARY 2016**

Dear Applicant:

Your request for a Minor Amendment of an approved Special Use Permit (SUP-55264) FOR A PROPOSED 640 SQUARE-FOOT EXPANSION TO A PREVIOUSLY APPROVED 2,800 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 1324 South 3rd Street (APN 162-03-110-137), Ward 3 (Coffin) [PRJ-61693], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-62795) shall be required.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-55264) shall be required, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

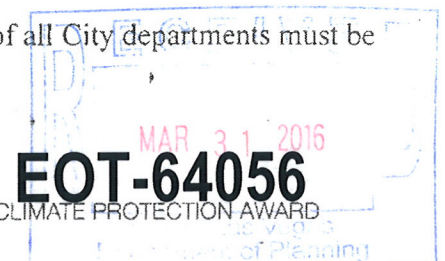
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD



2113 INVESTORS LLC

Business Entity Information

Status:	Active	File Date:	12/29/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0644572014-5
Qualifying State:	NV	List of Officers Due:	12/31/2016
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141784374	Business License Exp:	12/31/2016

Additional Information

Central Index Key:	
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Registered Agent Information

Name:	JOSEPH E. KENNEDY	Address 1:	11115 KILKERRAN CT
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89141
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

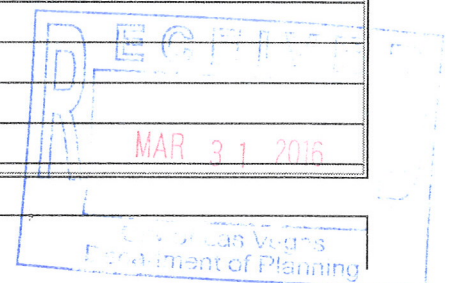
Managing Member - JOSEPH E KENNEDY

Address 1:	11115 KILKERRAN CT.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89141	Country:	USA
Status:	Active	Email:	

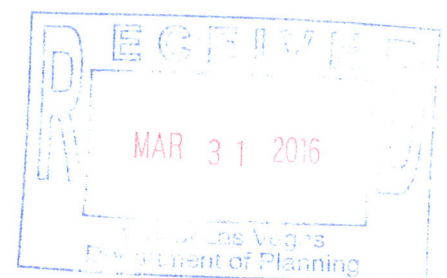
Managing Member - VALERIE M KENNEDY

Address 1:	11115 KILKERRAN CT.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89141	Country:	USA
Status:	Active	Email:	

Actions/Amendments



Action Type:	Articles of Organization		
Document Number:	20140825919-91	# of Pages:	1
File Date:	12/29/2014	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20140825920-23	# of Pages:	1
File Date:	12/29/2014	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20150081179-74	# of Pages:	1
File Date:	2/23/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150553141-47	# of Pages:	1
File Date:	12/19/2015	Effective Date:	
(No notes for this action)			



A.P. N.: 162-03-110-137
R.P.T.T.: \$4,335.00

Escrow #14-07-0972-KR

Mail tax bill to and
When recorded mail to:
2113 Investors LLC, a Nevada limited liability company
11115 Kilkerran Court
Las Vegas, NV 89141

Inst #: 20150227-0003004
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$4335.00 Ex: #
02/27/2015 01:05:09 PM
Receipt #: 2330179
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: RNS Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Proview Series 11 L.L.C.**, a Nevada limited liability company, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **2113 Investors LLC**, a Nevada limited liability company, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

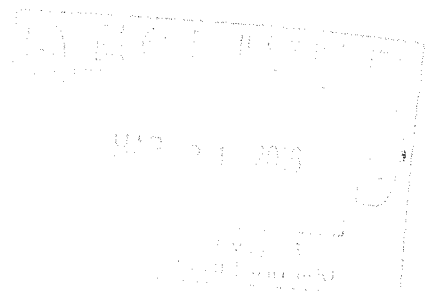
**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

COMMONLY KNOWN ADDRESS:
1320 South 3rd Street, Las Vegas, NV 89104

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



IN WITNESS WHEREOF, this instrument has been executed this 12 day of DEC., 2014.

Proview Series 11 L.L.C., a Nevada limited liability company

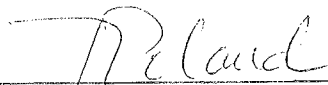


By: Kamran Fouladbakhsh, Manager

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on December 12, 2014

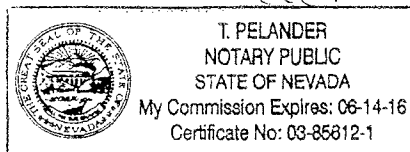
by Kamran Fouladbakhsh as Manager of Proview Series 11 L.L.C., a Nevada limited liability company



NOTARY PUBLIC

My Commission Expires: 06-14-16

T. Pelander



03756121

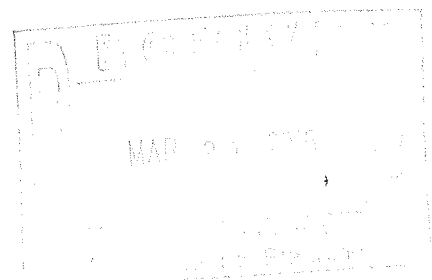
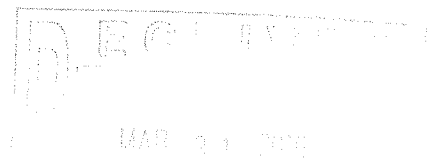


EXHIBIT "A"

LOTS FOURTEEN (14) AND FIFTEEN (15) IN BLOCK FIFTEEN (15) OF
BOULDER ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 52 IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA.



**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 162-03-110-137
b) _____
c) _____
d) _____

2. Type of Property:

- a. ☐ Vacant Land b. ☐ Sgl. Fam. Residence
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☒ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property

\$850,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

c. Transfer Tax Value:

\$850,000.00

d. Real Property Transfer Tax Due

\$4,335.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section:

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
(REQUIRED) (REQUIRED)

Print Name: Proview Series 11 L.L.C., a
Nevada limited liability company

Address: 144 N. Bristol Ave
City: Los Angeles
State: CA Zip: 90049

Print Name: 2113 Investors LLC, a Nevada
limited liability company

Address: 1115 Kilkerran Court
City: Las Vegas
State: NV Zip: 89141

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 14-07-0972-KR
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV Zip: 89169

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

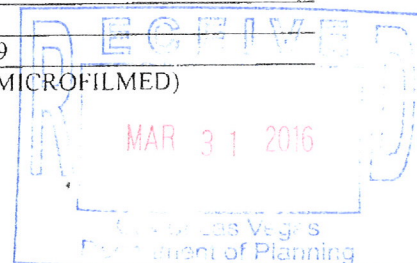
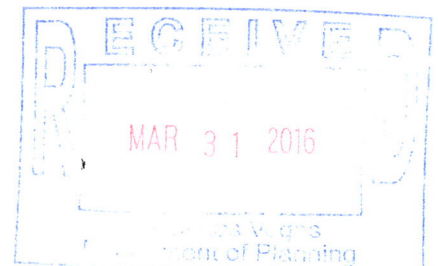


EXHIBIT "A"
LEGAL DESCRIPTION

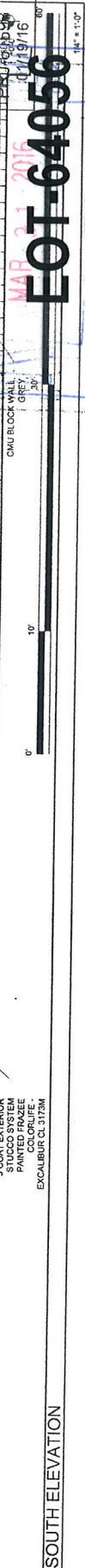
APN: 162-03-110-137

LOTS FOURTEEN (14) AND FIFTEEN (15) IN BLOCK FIFTEEN (15) OF BOULDER
ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE
IN BOOK 1 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY NEVADA.

ASSESSOR'S COPY



Project No.: 15-0704	Sheet No.: A6.20.00
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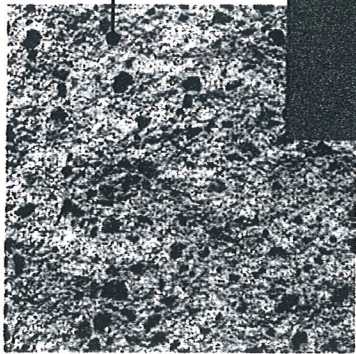


City of Las Vegas Department of Planning

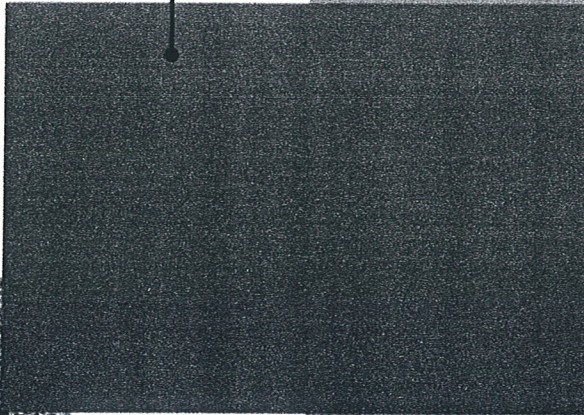


NuVeda Exterior Material Palette

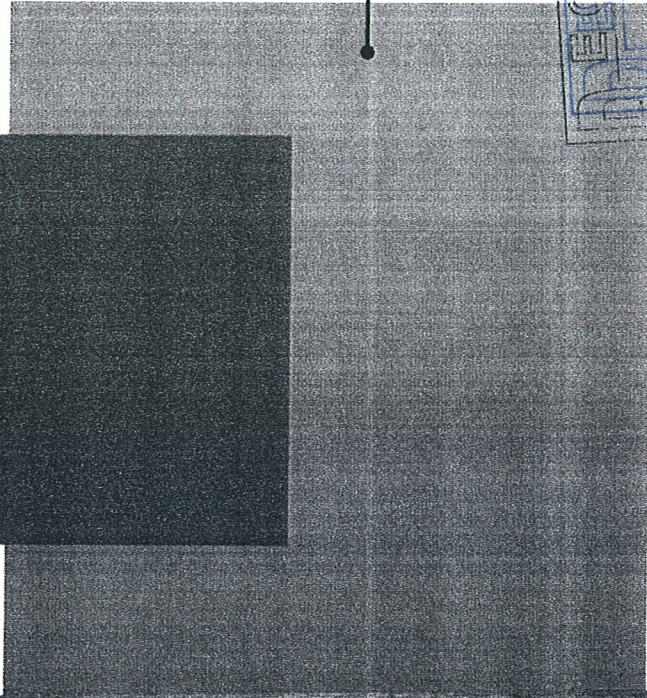
Gray CMU Block



Frazee Colorlife Paint
Abalon CL 3174D



Frazee Colorlife Paint
Excalibur CL 3173M

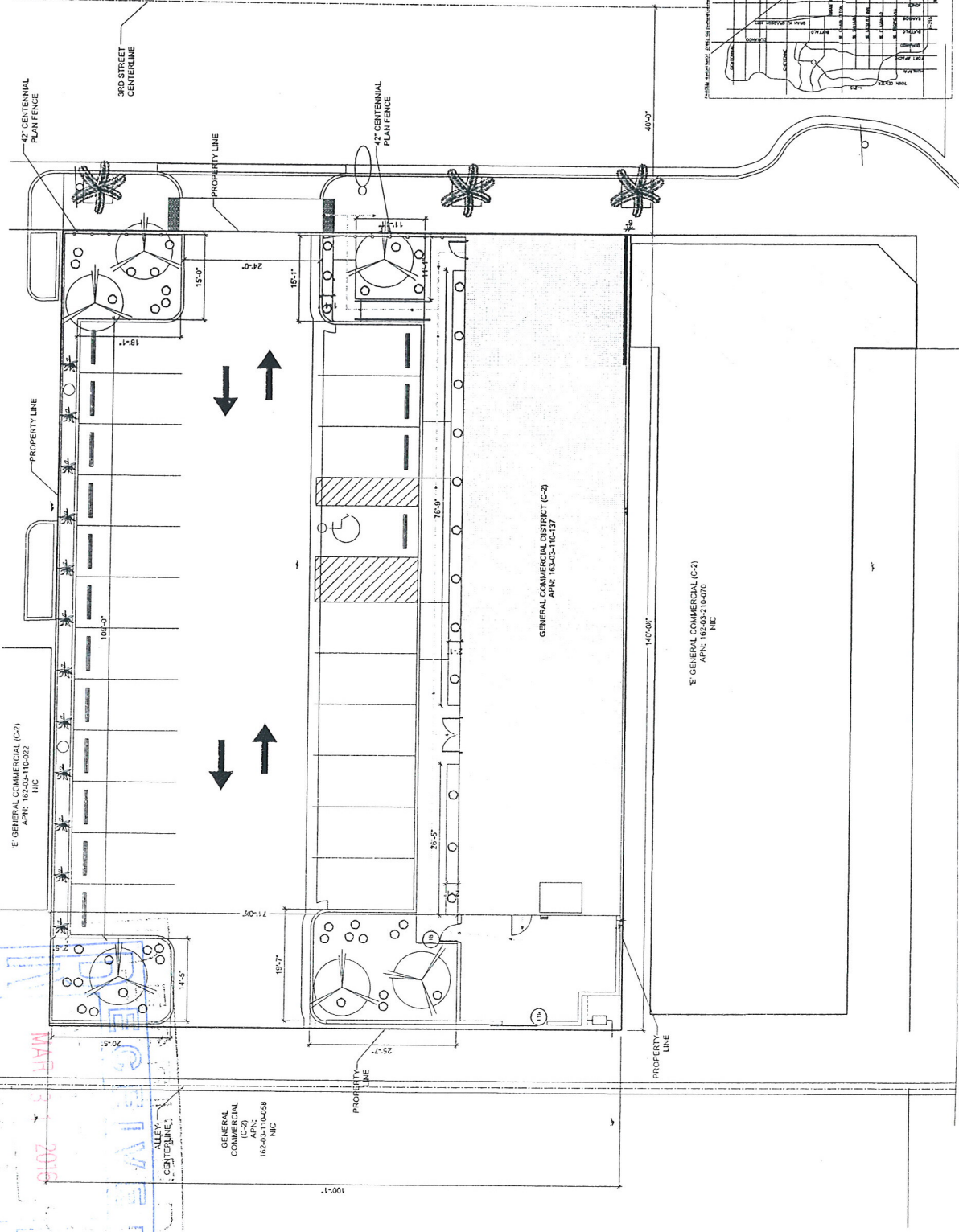


IPE
Brazilian Walnut



EOT-64056

DEPARTMENT OF PLANNING
 Las Vegas
 MAR 13 2010



PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL NAME (COMMON NAME)		
	6	PARKINSONIA "DESERT MUSEUM" (DESERT MUSEUM 24" BOX PALO VERDE)		
	3	EXISTING COLV PALM TREE		
	12	AGAVE VILMORIANA (OCTOPUS AGAVE - 5 GAL.)		
	50	AGAVE VICTORIAL REGIONAL (QUEEN VICTORIA AGAVE - 5 GAL.)		
		VISTA GOLD CHAT IN ALL PLANTING AREAS (UNLESS NOTED OTHERWISE) 2" DEPTH (TYP.) 1" MIN. SPACING WELL DRAINING SOIL		
LANDSCAPE GROUND COVER	1,425 S.F.			
PER THE LAS VEGAS CENTENNIAL PLAN - 1 TREE IS REQUIRED FOR EVERY 8 UNCOVERED SPACES				
TOTAL PARKING SPACES: 22				
TOTAL SHADE TREES REQUIRED: 4				
TOTAL SHADE TREES PROVIDED: 8				
PER THE LAS VEGAS CENTENNIAL PLAN - A MIN OF 10 S.F. OF LANDSCAPED SURFACE AREA FOR EACH PARKING SPACE				
TOTAL PARKING SPACES: 22				
TOTAL LANDSCAPED S.F. REQUIRED: 220 S.F.				
TOTAL LANDSCAPED S.F. PROVIDED: 1,425				

Project: **NUVEDA CLV DISPENSARY**
 1324 S. 3rd Street Las Vegas, NV 89104
 Drawing: **LANDSCAPE PLAN**

BUNNYFISH studio
 702 241 9751
 124 S. 6th Street
 Suite 270, Las Vegas
 NV 89101
 These Documents, are Instruments of Service, are and shall remain the Property of Bunnyfish Studio. They shall not be reproduced, copied, or used in any way without the written consent of Bunnyfish Studio.
 Do Not Scale These Drawings.



PROJECT VICINITY
 PRJ-61693
 01/19/16 60'

Project No.: 15-0304
 Sheet No.: **ALL.01.00**



LANDSCAPE PLAN

1/8" = 1'-0" 1

EOT-64056



Issues and Revisions	
Administrative	12.15.15
SUN Review	

Consultant:

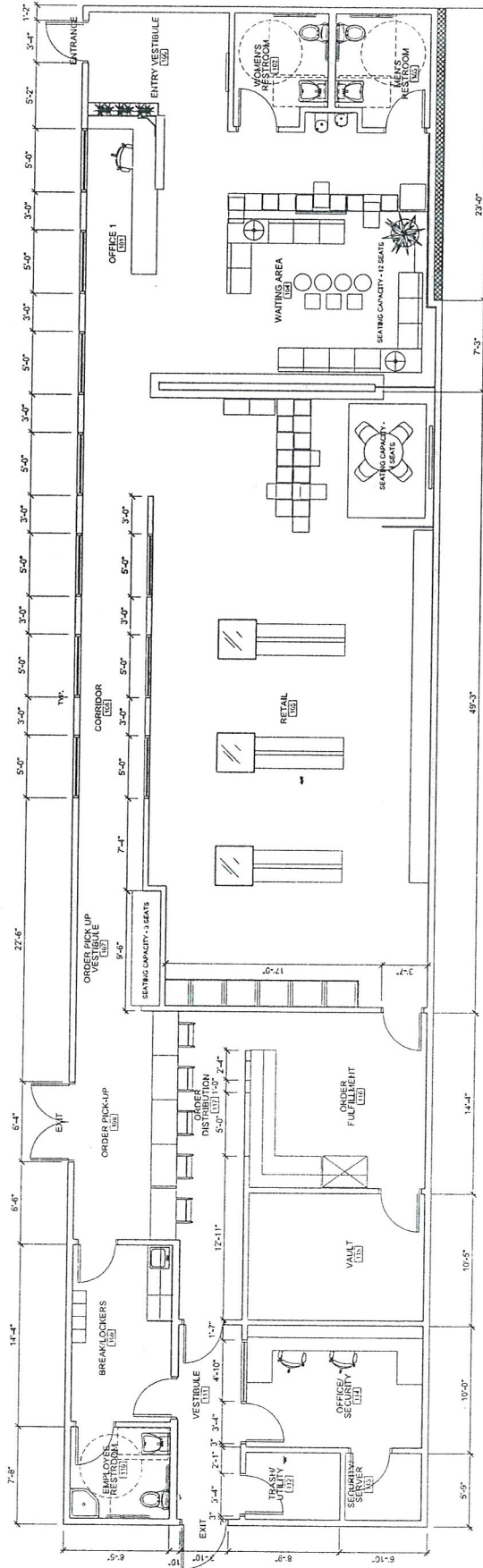
Project: **NUVEDA CLV DISPENSARY**
1324 S. 3rd Street, Las Vegas, NV 89104
Drawing: **FLOOR PLAN**



BUNNYFISH
Studio
702 241 9751
124 S. 6th Street
Las Vegas, NV 89101
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Do Not Scale These
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Scale

Project No.: 150704
Sheet No.: **A1.01.00**



LEGEND

CHAIR BLOCK WALL
NEW 2x4 WOOD STUD WALL
NEW 2x4 WOOD STUD WALL

REVISIONS

MAXIMUM OCCUPANCY - 44 OCCUPANTS
SEATING CAPACITY AS SHOWN ON PLAN

NOTES

WALL TYPES REFER TO C22.1.6
BUILDING SECTION
WALL SECTION 110
REFER TO C22.1.6
WINDOW RE. A2.3.6.6

0' 10' 20' 30' 40' 50'

1/4" = 1'-0"

FLOOR PLAN

EOT-64056

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

BOOK T21S R61E

SEC 3

MAP N 2 NW 4

162-03-1

138 139 140

163 162 161

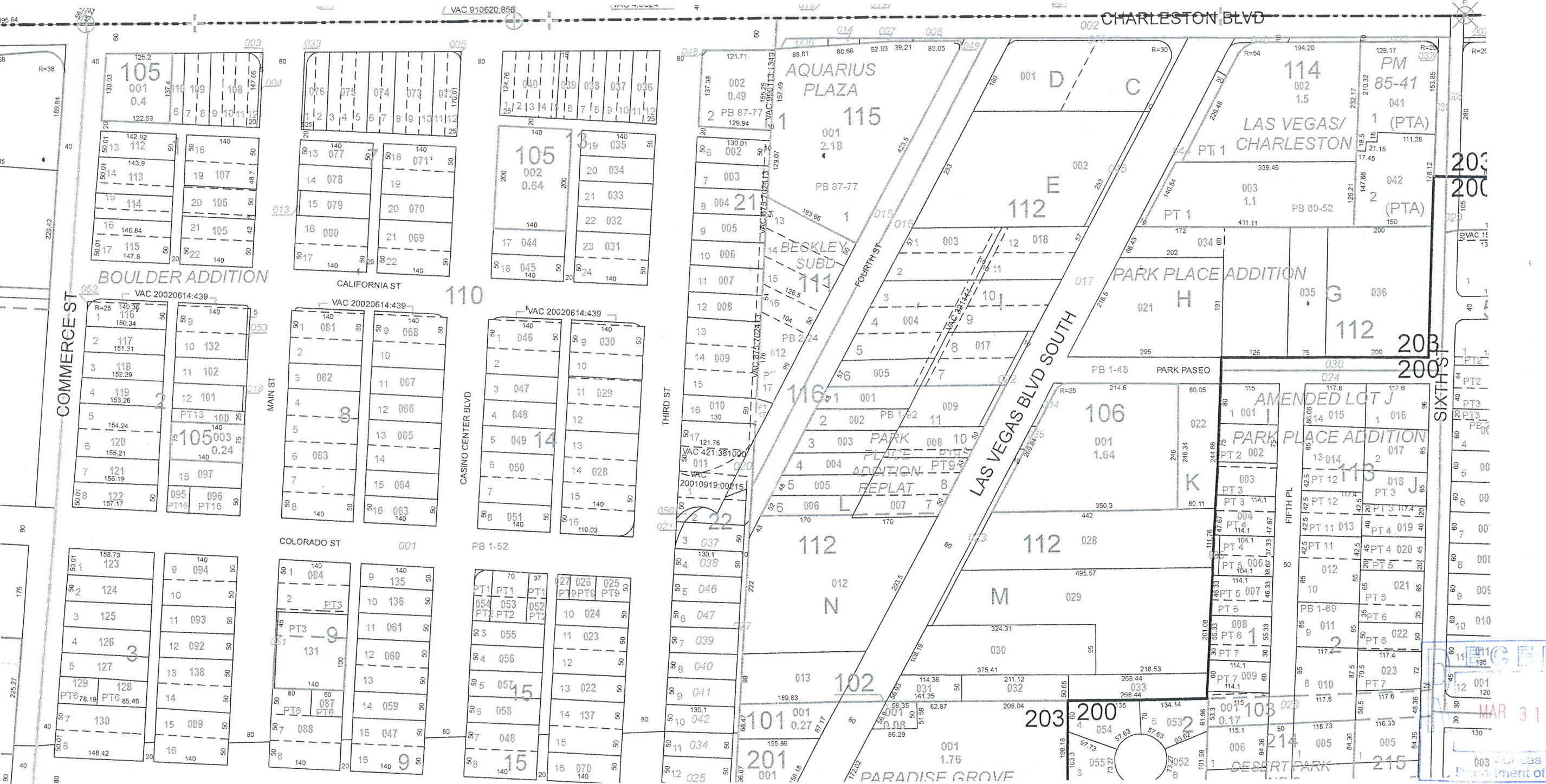
Scale: 1" = 200'

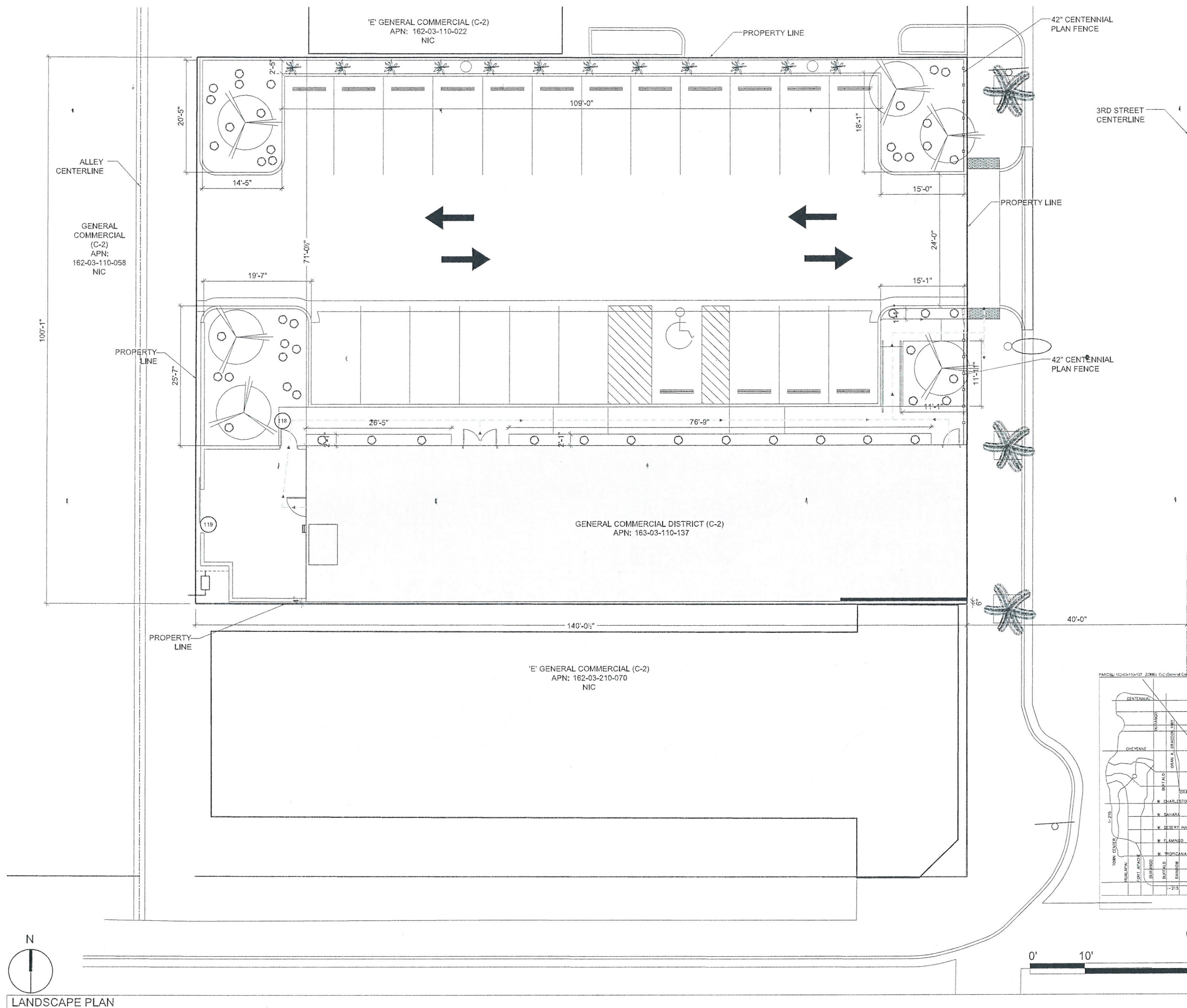
Rev: 10/28/2013

CLARK COUNTY

ASSESSOR

NEVADA





PLANT SCHEDULE		
SYMBOL	QTY.	BOTANICAL NAME (COMMON NAME)
	6	PARKINSONIA 'DESERT MUSEUM' (DESERT MUSEUM 24" BOX PALO VERDE)
	3	EXISTING COLV PALM TREE
	12	AGAVE VILMORELIANA (OCTOPUS AGAVE - 5 GAL.)
	50	AGAVE VICTORIAL REGINAL (QUEEN VICTORIA AGAVE - 5 GAL.)
LANDSCAPE GROUND COVER	1,425 S.F.	VISTA GOLD CHAT IN ALL PLANTING AREAS (UNLESS NOTED OTHERWISE) 2" DEPTH (TYP.) LIGHT WEIGHT WELL DRAINING SOIL.

PER THE LAS VEGAS CENTENNIAL
PLAN - 1 TREE IS REQUIRED FOR
EVERY 6 UNCOVERED SPACES

TOTAL PARKING SPACES:22
TOTAL SHADE TREES REQUIRED:4
TOTAL SHADE TREES PROVIDED:6

PER THE LAS VEGAS CENTENNIAL
PLAN, A MIN OF 10 S.F. OF
LANDSCAPED SURFACE AREA FOR
EACH PARKING SPACE

TOTAL PARKING SPACES:22
TOTAL LANDSCAPED S.F. REQUIRED:
220 S.F.
TOTAL LANDSCAPED S.F. PROVIDED:
1,425

[illegible]

Consultant: 

MAR

Project: **NUVEDA CLV DISPENSARY**
1324 S. 3rd Street Las Vegas, NV 89104

100

LANDSCAPE PLAN

BUNNYFiSH
s t u d i o
702 241 9751
124 S. 6th Street
Suite 270, Las Vegas
Nevada, 89101

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EOT-64056

05/18/16 CC

Project No.: 15-0704

Sheet No.:

AL1.01.00

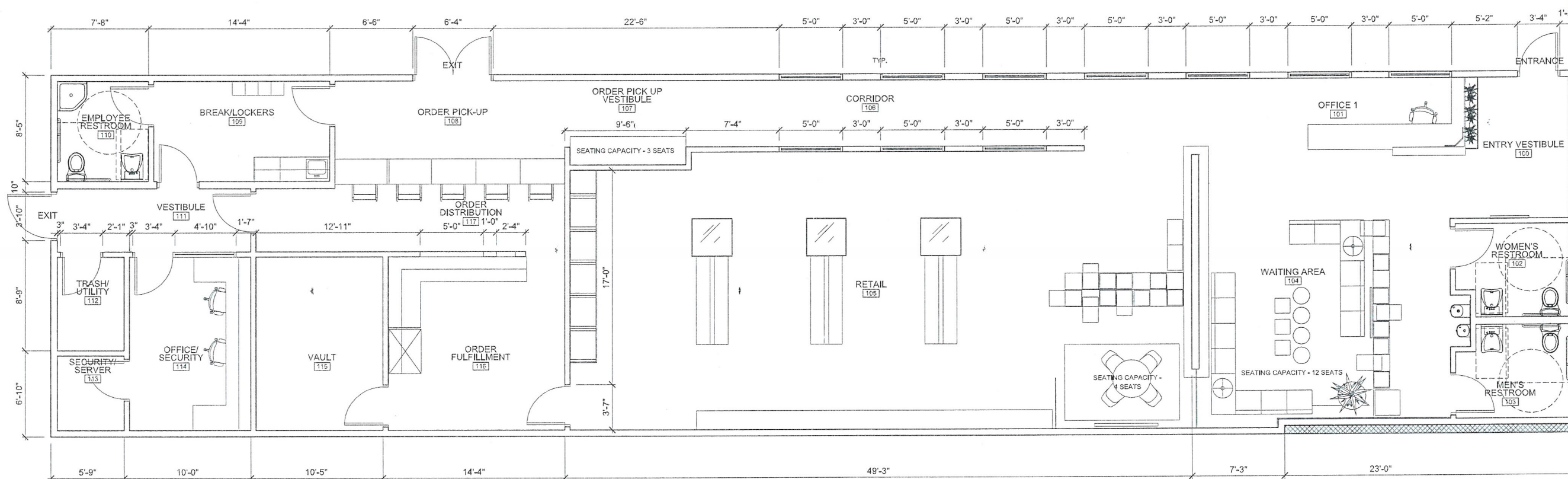
$1/8'' = 1'-0''$	1
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[illegible]

Consultant:

Ilant:

St. Louis, Mo.

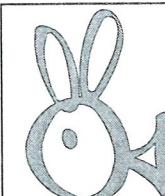


Project: **NUVEDA CLV DISPENSARY**

324 S 3rd Street Las Vegas NV 89104

FLOOR PLAN

Quarant



BUNNYFiSH
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702 241 9751
124 S. 6th Street
Suite 270, Las Vegas
Nevada, 89101

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Se

Project No.: 15-070

Sheet No.

Sheet No.:
A1.01.00

BUILDING INFORMATION	
MAXIMUM OCCUPANCY - 94 OCCUPANTS	
SEATING CAPACITY AS SEEN ON PLAN	

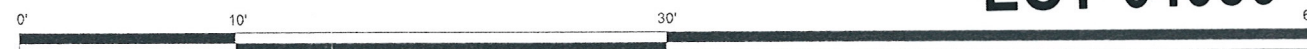
	CMU BLOCK WALL
	NEW 2X6 WOOD STUD WALL
	NEW 2X4 WOOD STUD WALL
	ADDITION

WALL TYPES, REFER TO G600.

	BUILDING SECTIONS: REFER TO A7.20.00
	WALL SECTIONS: REFER TO A7.20.16

WINDOW, RE. A2.20.00

EOT-64056



FLOOR PLAN

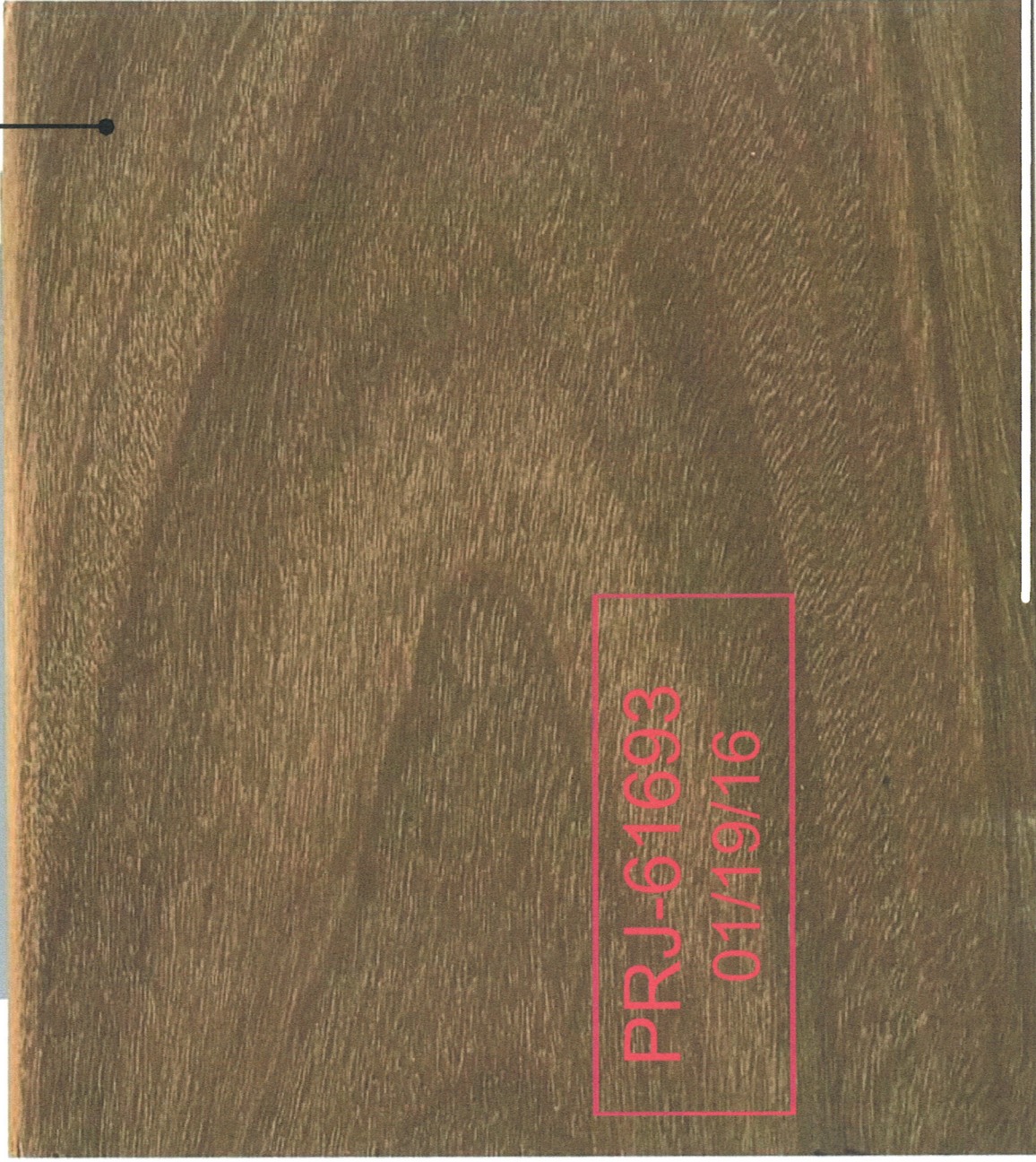
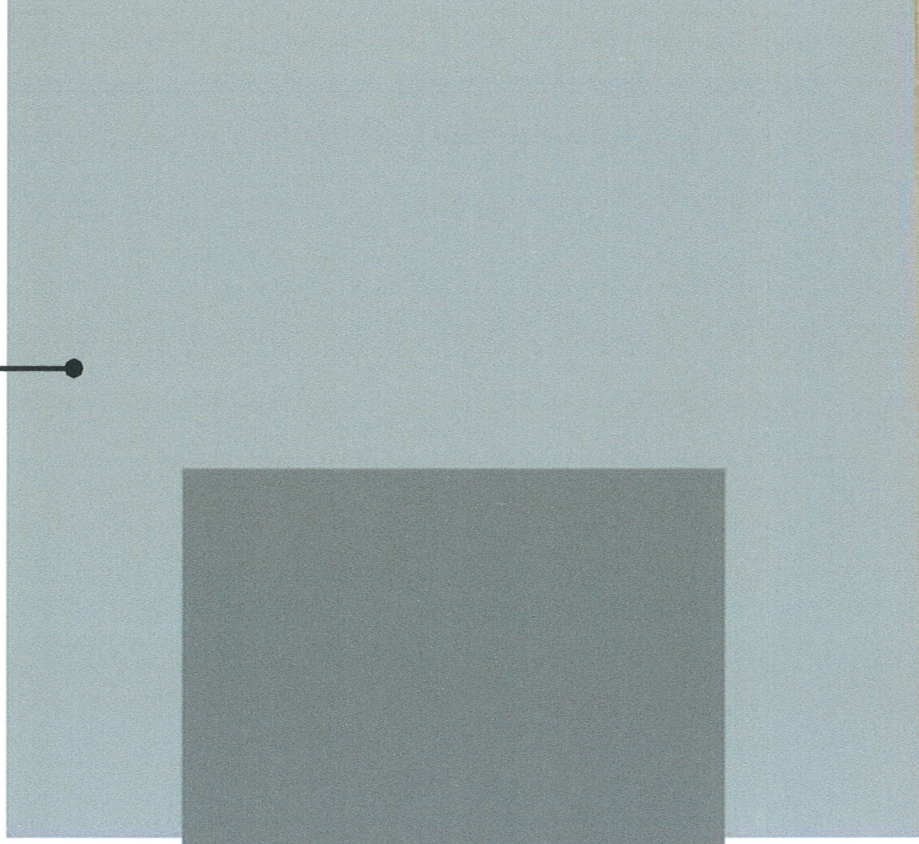
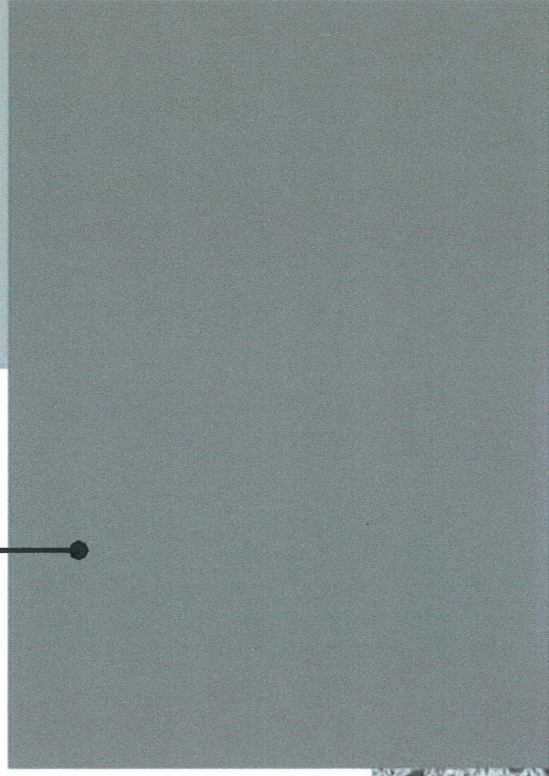
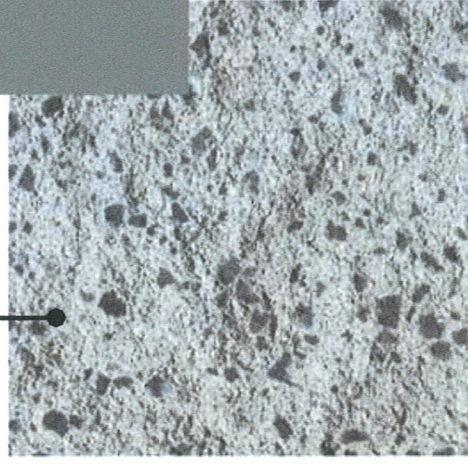
NuVeda Exterior Material Palette

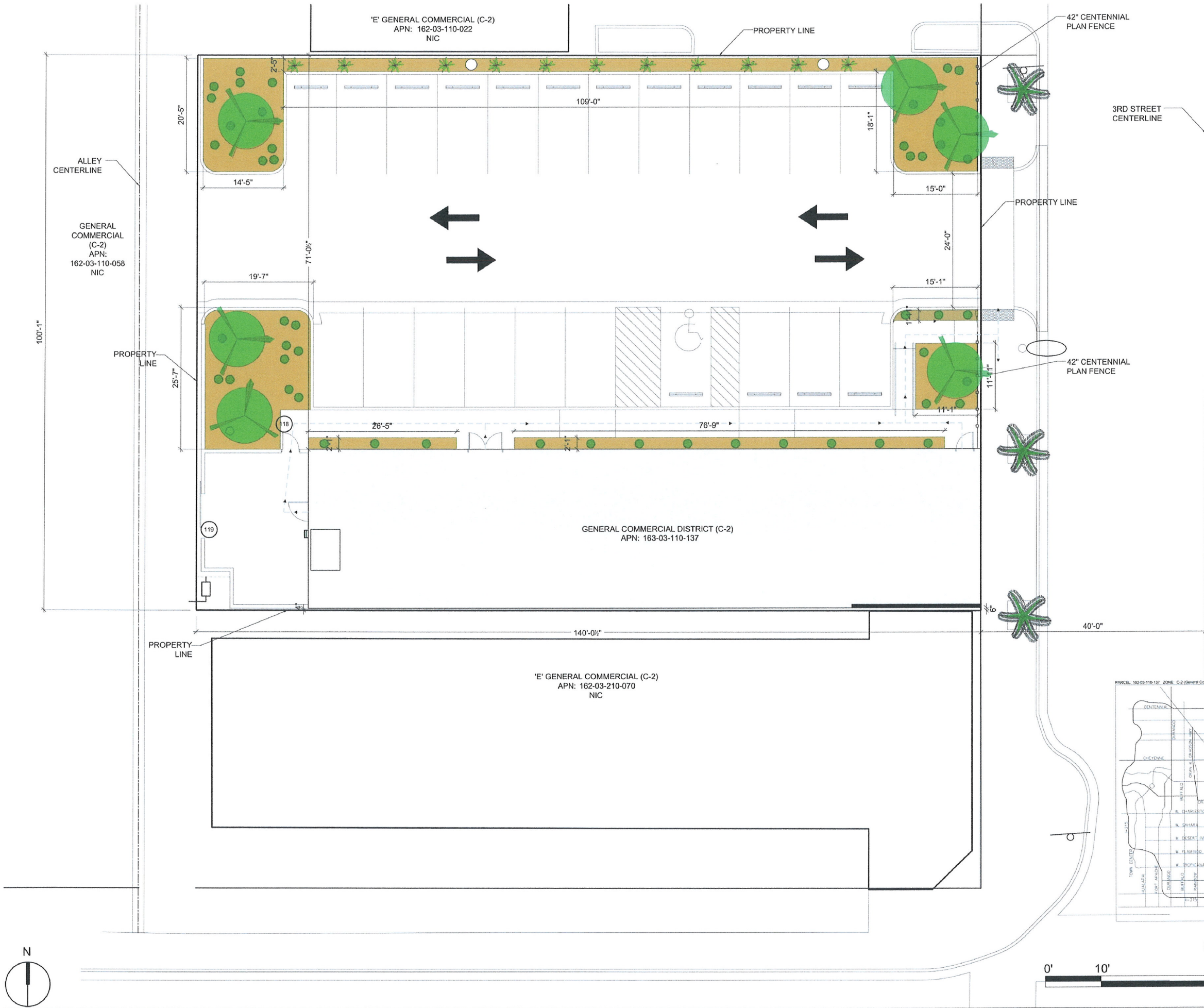
Gray CMU Block

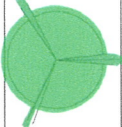
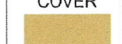
Frazer Colorlife Paint
Abalon CL 3174D

Frazer Colorlife Paint
Excalibur CL 3173M

IPE
Brazilian Walnut





PLANT SCHEDULE		
SYMBOL	QTY.	BOTANICAL NAME (COMMON NAME)
	6	PARKINSONIA 'DESERT MUSEUM' (DESERT MUSEUM 24" BOX PALO VERDE)
	3	EXISTING COLV PALM TREE
	12	AGAVE VILMORIALIANA (OCTOPUS AGAVE - 5 GAL.)
	50	AGAVE VICTORIAL REGINAL (QUEEN VICTORIA AGAVE - 5 GAL.)
	1,425 S.F.	VISTA GOLD CHAT IN ALL PLANTING AREAS (UNLESS NOTED OTHERWISE) 2" DEPTH (TYP.) LIGHT WEIGHT WELL DRAINING SOIL.

PER THE LAS VEGAS CENTENNIAL PLAN - 1 TREE IS REQUIRED FOR EVERY 6 UNCOVERED SPACES

TOTAL PARKING SPACES: 22
TOTAL SHADE TREES REQUIRED: 4
TOTAL SHADE TREES PROVIDED: 6

PER THE LAS VEGAS CENTENNIAL PLAN, A MIN OF 10 S.F. OF LANDSCAPED SURFACE AREA FOR EACH PARKING SPACE

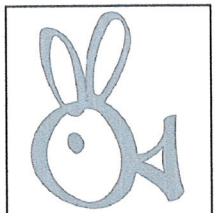
TOTAL PARKING SPACES: 22
TOTAL LANDSCAPED S.F. REQUIRED: 220 S.F.
TOTAL LANDSCAPED S.F. PROVIDED: 1,425

Issues and Revisions	
Administrative SDR Review	12.15.15

Consultant:

Project:
NUVEDA CLV DISPENSARY
1324 S. 3rd Street Las Vegas, NV 89104

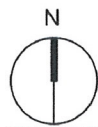
Drawing:
LANDSCAPE PLAN

**BUNNYFISH**
studio
702 241 9751
124 S. 6th Street
Suite 270, Las Vegas
Nevada, 89101

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PRJ-61693
01/09/16

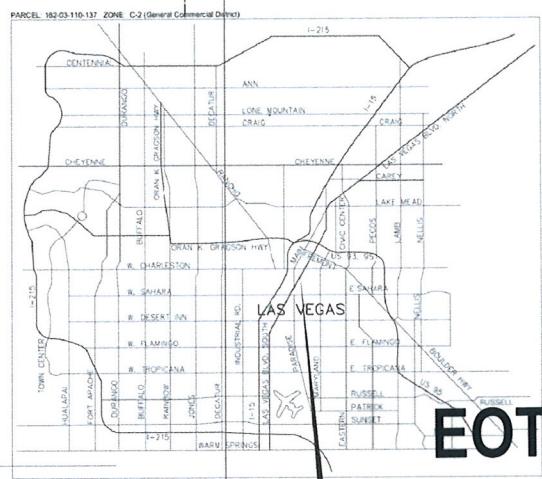
Project No.: 15-0704
Sheet No.: **AL1.01.00**

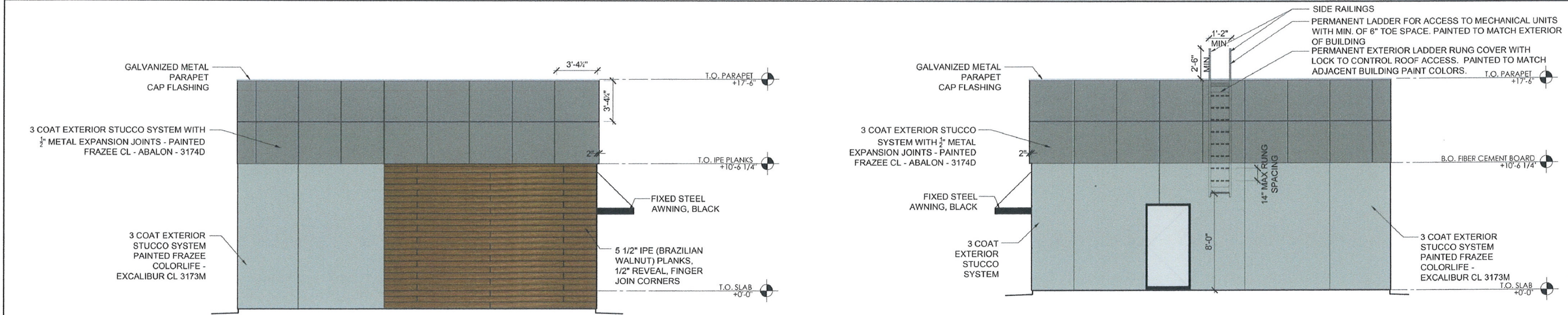


LANDSCAPE PLAN



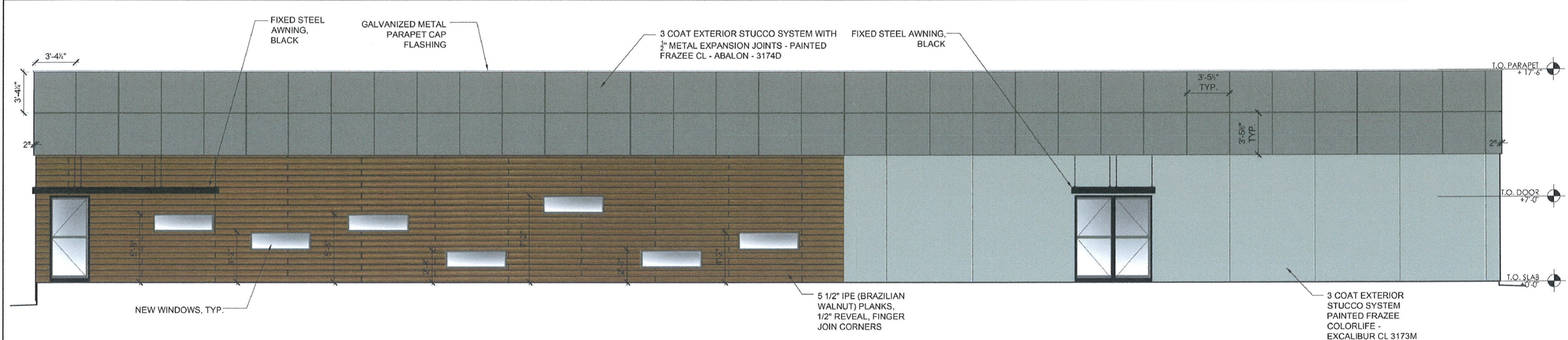
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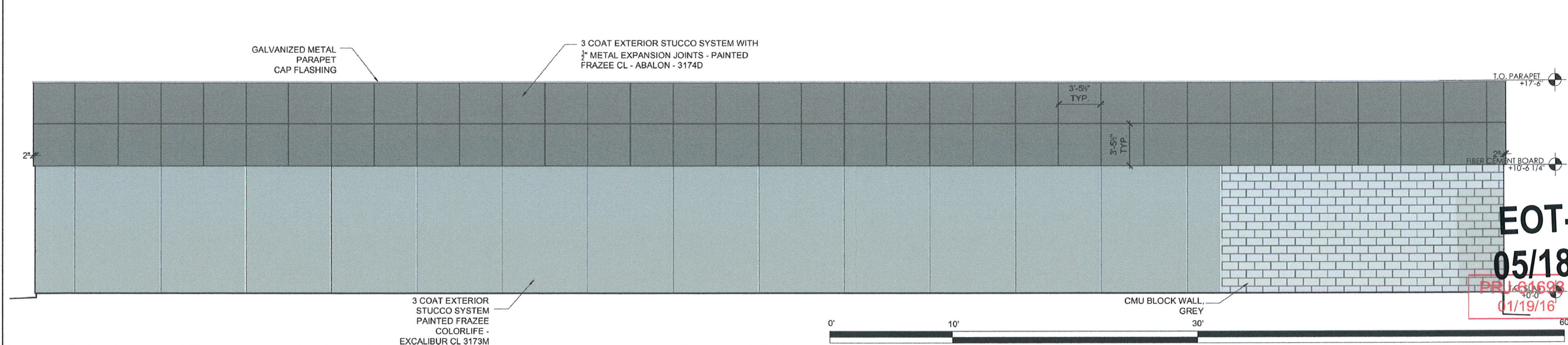


3 | EAST ELEVATION

4 | WEST ELEVATION



2 | NORTH ELEVATION



1 | SOUTH ELEVATION

Issues and Revisions	
Administrative SDR Review	12.15.15

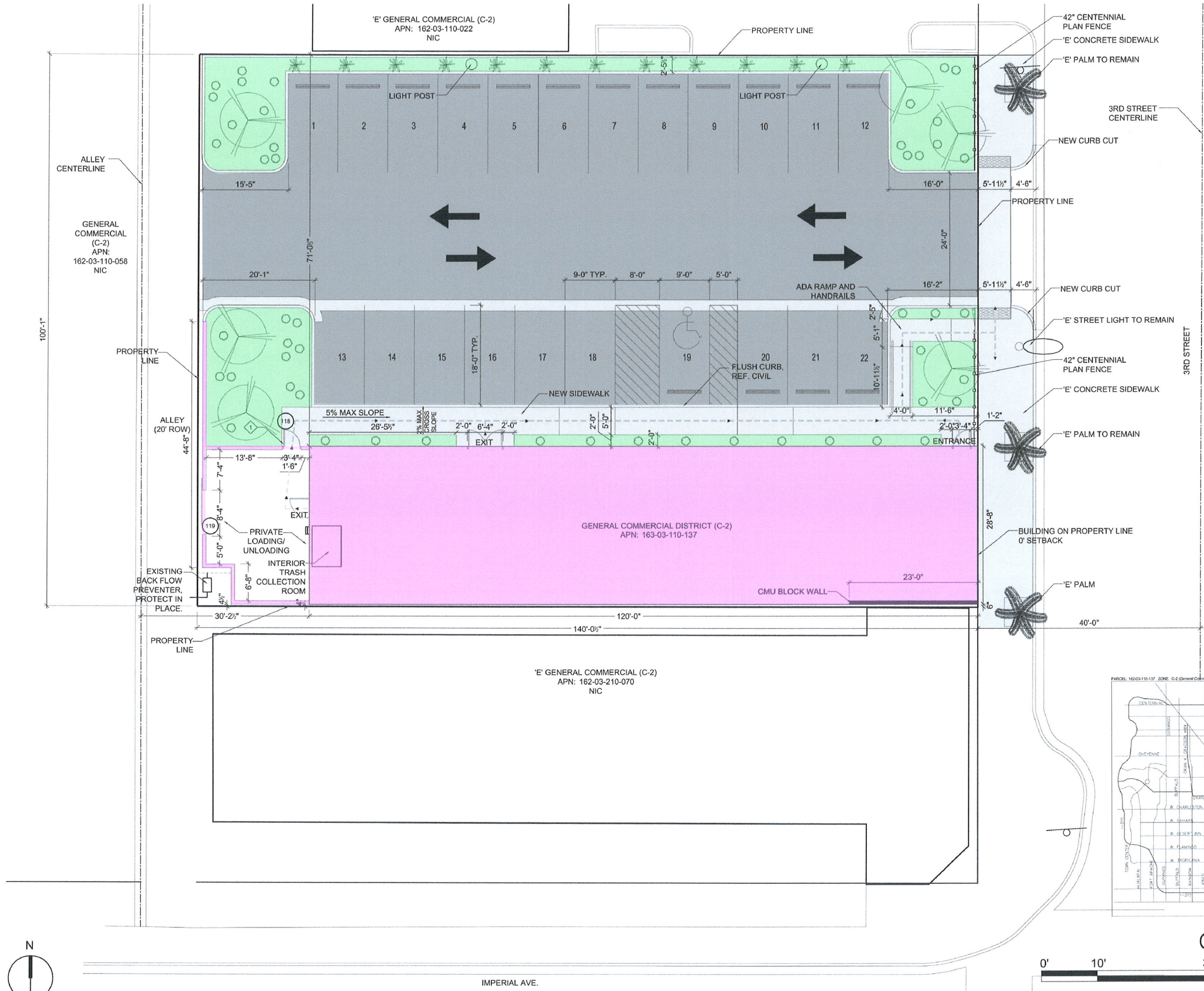
Consultant:

Project: **NUVEDA CLV DISPENSARY**
1324 S. 3rd Street Las Vegas, NV 89104
Drawing: **EXTERIOR ELEVATIONS**

BUNNYFISH studio
702 241 9751
124 S. 6th Street Suite 270, Las Vegas Nevada, 89101
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EOT-64056
05/18/16 CC
PRJ-61698
01/19/16

Project No.: 15-0704
Sheet No.: **A6.20.00**



BUILDING INFORMATION
BUILDING AREA - 3,440 S.F.
BUILDING PROPERTY AREA - 14,014 S.F.
FLOOR AREA RATIO - 0.2454

PARKING ANALYSIS
PER TITLE 19 FOR MEDICAL MARIJUANA DISPENSARIES, 1 PARKING SPACE FOR EACH 175 S.F. OF GROSS AREA IS REQUIRED.
3,440 S.F. OF GROSS AREA = 19.43 WHICH ROUNDS TO 20 SPACES.
SITE INCLUDES
21 REGULAR SPACES +
1 ADA VAN ACCESSIBLE SPACE
= 22 TOTAL PARKING SPACES

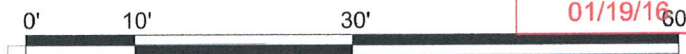
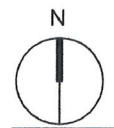
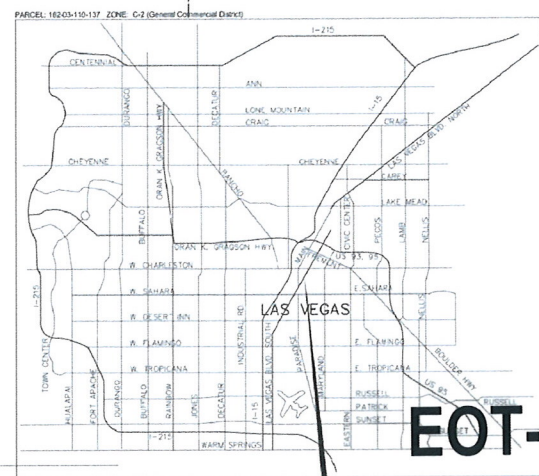
Issues and Revisions		
Administrative SDR Review	12.15.15	

Consultant:

Project:
NUVEDA CLV DISPENSARY

Drawing:
SITE PLAN

1324 S. 3rd Street Las Vegas, NV 89104



BUNNYFISH studio
702 241 9751
124 S. 6th Street
Suite 270, Las Vegas
Nevada, 89101

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05/18/16 CC
01/19/16

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Sheet No.:
AS1.01.00

SITE PLAN

1/8" = 1'-0" 1